



# Lipetsk

SPECIAL  
ECONOMIC  
ZONE



**I position** in the VIII National  
rating of investment  
attractiveness of special  
economic zones of Russia



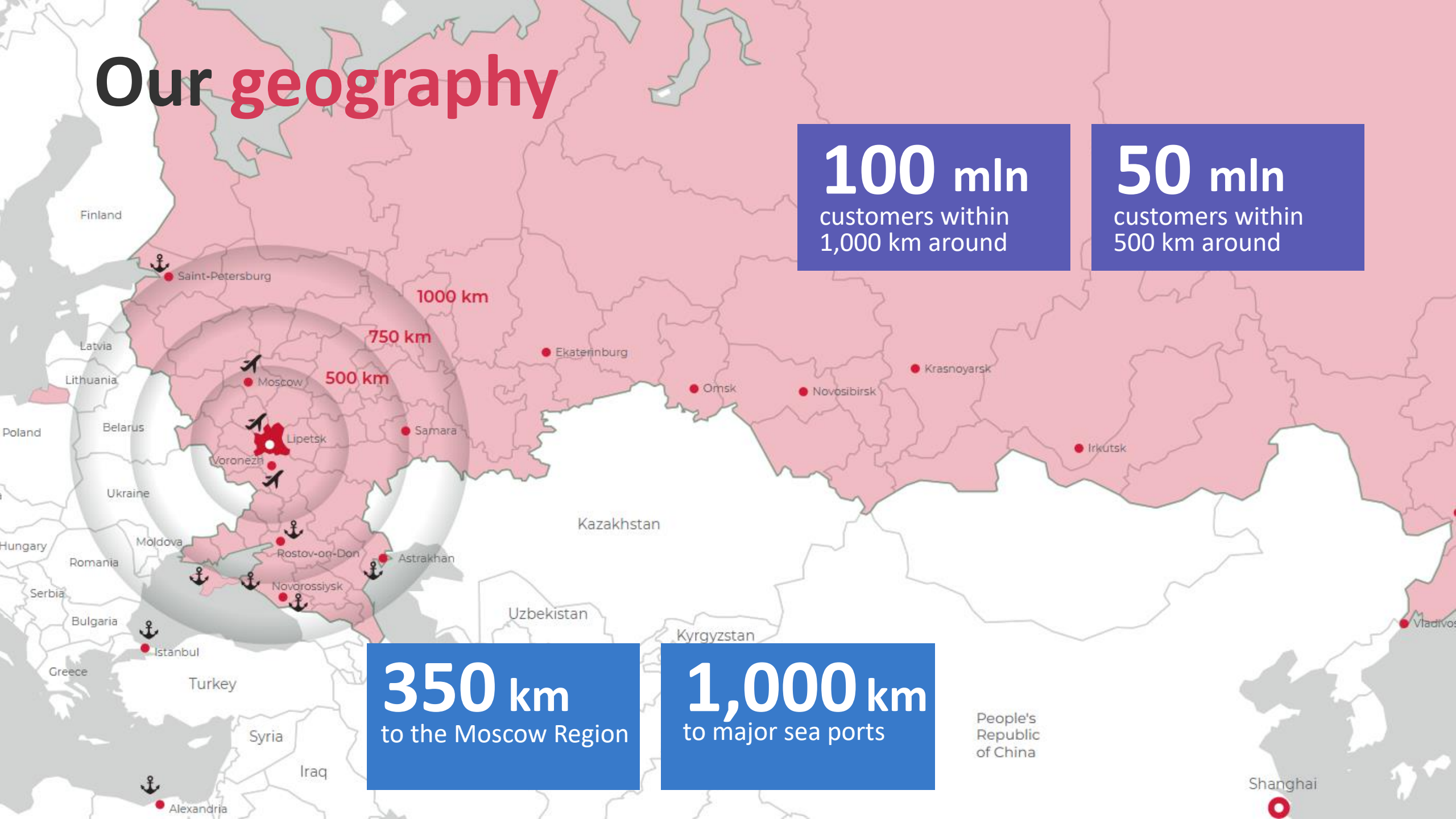
# Our geography

**100 mln**

customers within  
1,000 km around

**50 mln**

customers within  
500 km around



**350 km**  
to the Moscow Region

**1,000 km**  
to major sea ports



# Lipetsk Special Economic Zone

Home to foreign  
companies for  
18 years



**EUR 215 mln**

Government investments  
in infrastructure



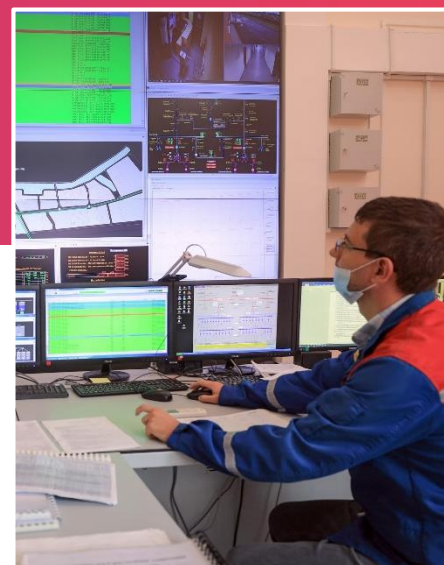
**EUR 1.3 bln**

Private  
investments



**67**

Tenants



**>6300**

Jobs created



**> EUR 5.09 bln**

Products manufactured

Established in 2006

# Greenfield sites

## Gryazi site of the Lipetsk SEZ

**1,024 ha**

Total area

**70 km**

M-4 federal  
highway

**18 km**

to Lipetsk

**12 km**

to Gryazi

### Utility networks



Power supply

**307 mW**

Gas supply

**42,000 cu m/hour**

Water supply

**6,000 cu m/day**

Sewage

**6,000 cu m/day**

Heat supply

**43,6 Gcal**

### 2 substations



Built in 2008

Digital substation 110/10/10 kV  
Capacity 2X40 MVA

Built in 2017

**Kazinka** digital substation  
220/110/10 kV  
Capacity 267 MVA



**52**

tenants

Established in 2015

# Greenfield sites

## Elets site of the Lipetsk SEZ

**1,274 ha**

Total area

**15**

tenants

**650 ha**

Usable area

**13 km**

to Elets

**80 km**

to Lipetsk

**M4**

federal highway  
runs along the site

**350 km**

to Moscow

### Utility networks

Power supply **40 mW**

Gas supply **2,000 cu m/hour**

Water supply **2,500 cu m/day**

Sewage **2,000 cu m/day**

### Substation

To be commissioned in 2023

**Elets SEZ 1** substation  
110/10 kV  
Capacity 2X40 MVA

M4




# Brownfield alternatives


 **10,7** he  
premises size


 **50 544** m<sup>2</sup>  
building size

## Capacities


 Electricity – 13 MW

 Water – 870 cu m/day

 Sewage – 650 cu m/day

 Heating to +18 C°

 Independent ventilation in each block

 cable connections



# Building parameters

SEZ  
LIPETSK

**4,2 x 3 M**

Automatic gates

**6 M**

Column  
distance

**6,5 M**

Ceiling height

**9,9 M**

Overall height



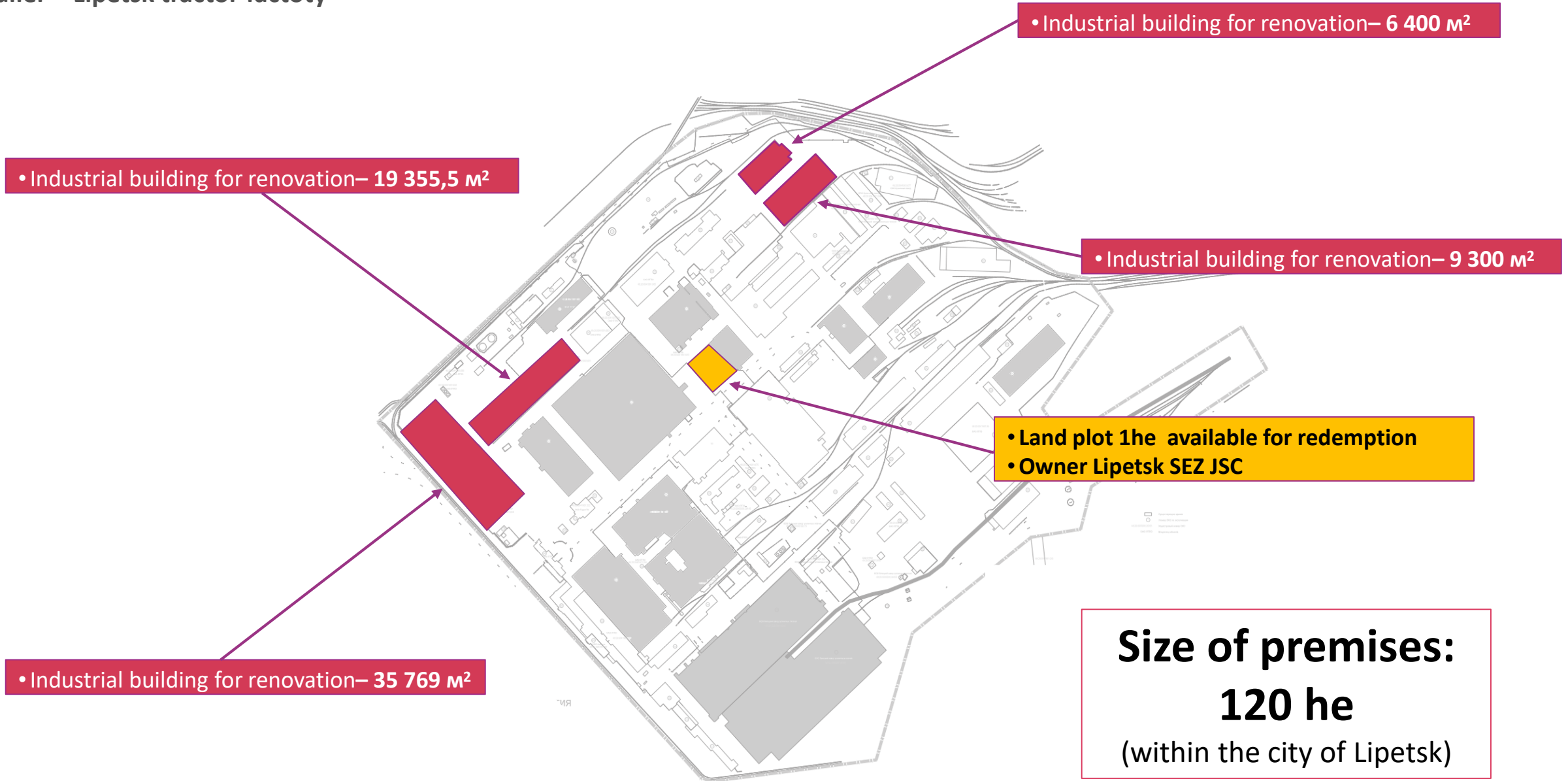
Floor capacity – 5 tns /m<sup>2</sup>.



Crane  
3,2 tns.

# LTZ site lipetsk SEZ

earlier – Lipetsk tractor factory



# Tax reliefs offered to SEZ tenants



## Income tax

0–5 years

**2%**

5–10 years

**7%**

afterwards

**15.5%**



## Land tax

for 5 years



## Property tax

for 10 years



## Vehicle tax

for 10 years

**0%**

SEZ tenants may apply an increased depreciation rate (max. 2x)  
No limits on loss carry-forward

## Tax rates applicable outside the SEZ



**25**

%



**1.5**

%



**2.2**

%



**EUR 3/h.p.**

# Price of land in Lipetsk SEZ

Gryazi site  
1,024 ha

RENT

**EUR 674**

per ha per annum

BUYOUT

**EUR 2,530**

per ha

Elets site  
1,274 ha

RENT

**EUR 587**

per ha per annum

BUYOUT

**EUR 2,200**

per ha

## Land price calculation rules

RENT

**2%\*\***

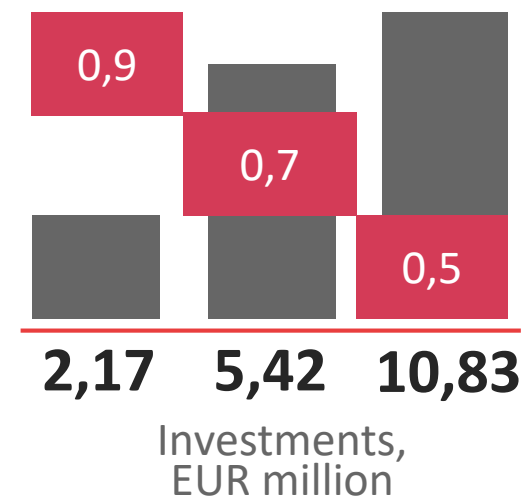
with a reduction  
factor applied

BUYOUT

**7.5%\*\***

\*of the land cadastral value

Rent reduction factor  
for land



\*Land price is indicative based on average values. Exact calculations are made with respect to each land plot

# Free customs zone

0% VAT and customs duties

When importing goods from the EEU

- equipment
- raw materials
- components



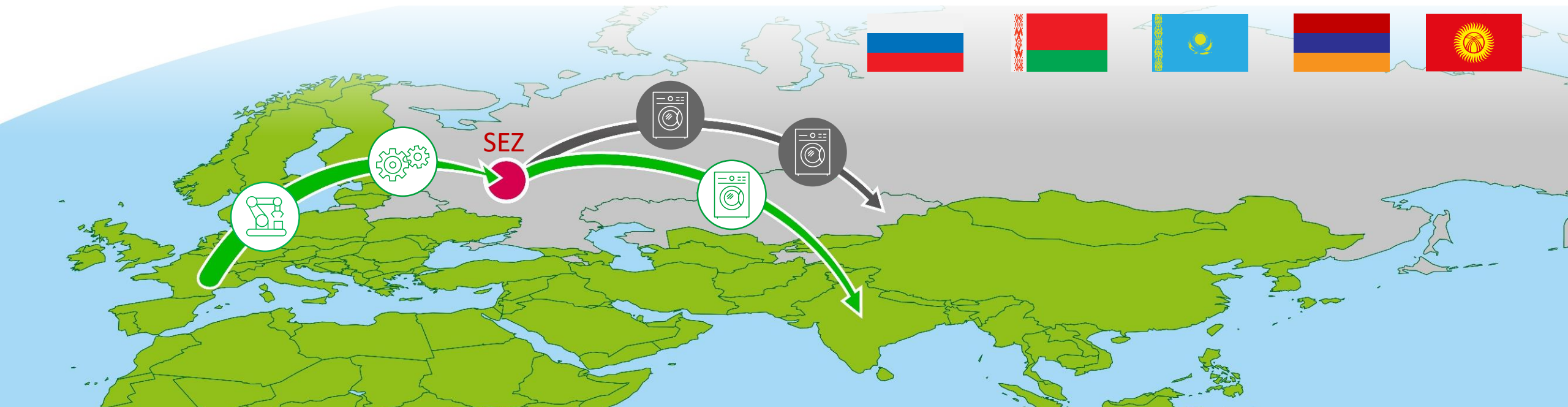
0% VAT and customs duties

When exporting goods to outside of the EEU

When finished products are sold in the EEU

VAT and customs duties charged:

- on finished products
- on raw materials



# Lipetsk SEZ: ideal investment environment

## Energy supply

Over 200 MW of power capacity available. Secure energy supply



## SEZ utility control center

Engineering services provided by the SEZ management company increase reliability and efficiency



## Construction competencies

In line with the highest international standards



Soft financing and support from regional authorities

Best-fit tailored solutions and free-of-charge assistance in document management



## Roadmaps. Documented obligations

Engineering services provided by the SEZ management company increase reliability and efficiency

## Full range of engineering services

Extensive maintenance services for network and infrastructure facilities



# Full range of services on sites

Construction and  
installation



Engineering /  
construction  
supervision



Equipped offices  
and conference halls  
for rent



Automated utility  
control system



Passenger vehicle  
services



Electric laboratory  
services



Maintenance  
and repairs of low  
current systems



Utilities  
maintenance



Data center  
collocation services



Manned special-purpose  
machinery for rent



Maintenance  
and repairs of  
ventilation systems



# HR **support** of investment projects



Targeted training programs  
in partnership with vocational schools



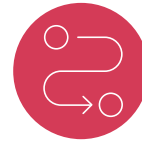
Monitoring and Forecasting of Staffing Needs in  
the Lipetsk Region, a proprietary information and  
talent management system operated by a  
community of local employers



Joint HR project run by the Lipetsk Region  
Employment Center and Jobs in Russia web portal



Career counseling system, event calendars for  
students and targeted media campaigns



Established recruitment roadmaps  
in accordance with investor requirements

Project team building through HR support:

**30%** of employees  
at the project design stage



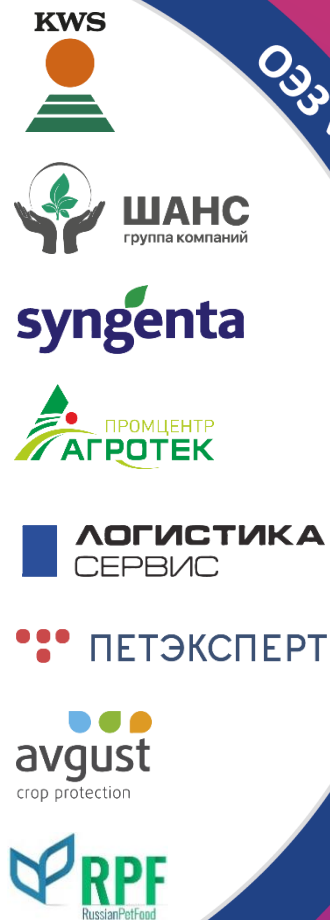
**70%** of employees  
at the construction stage



**100%** of employees at the  
commissioning stage



# Lipetsk Region Trusted by global leaders



ОЭЗ «ЛИПЕЦК» ЕЛЕЦКАЯ ПЛОЩАДКА



ОЭЗ «ЛИПЕЦК» ГРЯЗИНСКАЯ ПЛОЩАДКА



# Steps to partnership

1

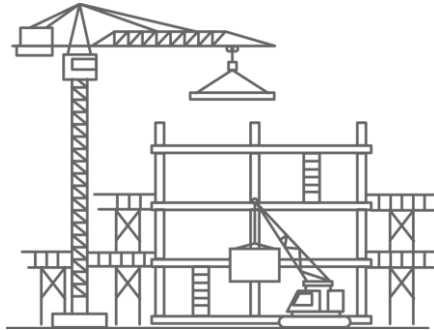


Contact us in any convenient way



**INVESTMENT  
DEVELOPMENT  
AGENCY OF LIPETSK  
REGION**

2



You project receives **tailored assistance** from the first contact onwards

- Site selection
- Agreements and contracts
- Provision of land
- Connection to utilities
- Quick turnaround on your project
- Project support
- HR support

3



Day-to-day business **support**

- Maintenance of utility networks and systems
- Utility infrastructure management
- Government finance
- Export assistance
- Assistance in migration matters
- Legal counseling
- Selection of suppliers and contractors

# All about investments - on one page



[t.me/sez\\_lipetsk](https://t.me/sez_lipetsk)

